

4 Marlow Avenue,
Eastbourne, BN22 8SJ

Freehold

£450,000



4 Bedroom 2 Reception 2 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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Favourably located in the heart of Roselands, this attractive and bay fronted semi detached house has been skilfully extended and is now arranged with four bedrooms and has two bathrooms that includes En suite facilities. The sitting room includes a wood burner and the property is notable for the impressive ground floor extension which has created a family room and adjoining kitchen/dining room which has Quartz worktops and integrated appliances with bi fold doors that open onto the rear garden. Further benefits include a cloakroom and a useful utility room and off street parking is arranged to the front. In good decorative order, this most appealing family home is within close walking distance of nearby schools, shops on Seaside and the picturesque seafront. The town centre amenities and mainline railway station are approximately one and half miles distant.

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Main Features

- Extended Semi Detached House
- Four Bedrooms
- Ground Floor Cloakroom
- Sitting Room
- Family Room
- Kitchen/Dining Room
- Utility Room
- En Suite Shower Room/WC & Bathroom/WC
- Lawn & Patio Rear Garden with Views Towards South Downs
- Off Road Parking for Two Vehicles

Entrance

Covered entrance with double glazed composite door to-

Entrance Hallway

Radiator. Understairs cupboard. Luxury vinyl flooring. Double glazed window to side aspect.

Cloakroom

Low level WC. Wall mounted wash hand basin. Double glazed window to side aspect.

Sitting Room

15'7 x 10'6 (4.75m x 3.20m)

Radiator. Carpet. Wood burner with tiled hearth. Double glazed window to front aspect.

Family Room

15'7 x 10'2 (4.75m x 3.10m)

Radiator. Luxury vinyl flooring. Double glazed window to front aspect.

Kitchen/Dining Room

16'4 x 13'1 (4.98m x 3.99m)

Range of units comprising of butlers sink and mixer tap within central peninsular having cupboards under, an integrated dishwasher, breakfast bar. Quartz worktops with inset five ring gas hob, eye level oven and microwave. Drinks chiller. Integrated fridge freezer. Range of wall mounted units and extractor. Luxury vinyl flooring. Bifold doors to the rear aspect.

Utility Room

10'0 x 7'3 (3.05m x 2.21m)

Range of units comprising of single drainer sink unit and mixer tap with surrounding worksurfaces and cupboards and drawers under. Space and plumbing for washing machine and tumble dryer. Space for fridge freezer. Wall mounted units and concealed wall mounted gas boiler.

Stairs from Ground to First Floor Landing

Frosted double glazed window.

Bedroom 2

15'11 x 11'0 (4.85m x 3.35m)

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 3

15'3 x 8'4 (4.65m x 2.54m)

Radiator. Carpet. Built in wardrobe. Double glazed window to rear aspect. Shower cubicle with wall mounted shower.

Bedroom 4

9'9 x 7'3 (2.97m x 2.21m)

Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Fully tiled walls. Frosted double glazed window.

Stairs from First to Second Floor Landing

Frosted double glazed window.

Master Bedroom

14'7 x 10'2 (4.45m x 3.10m)

Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

En-Suite Shower Room/WC

Shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap. Low level WC. Radiator. Velux window to front aspect. Part tiled walls.

Outside

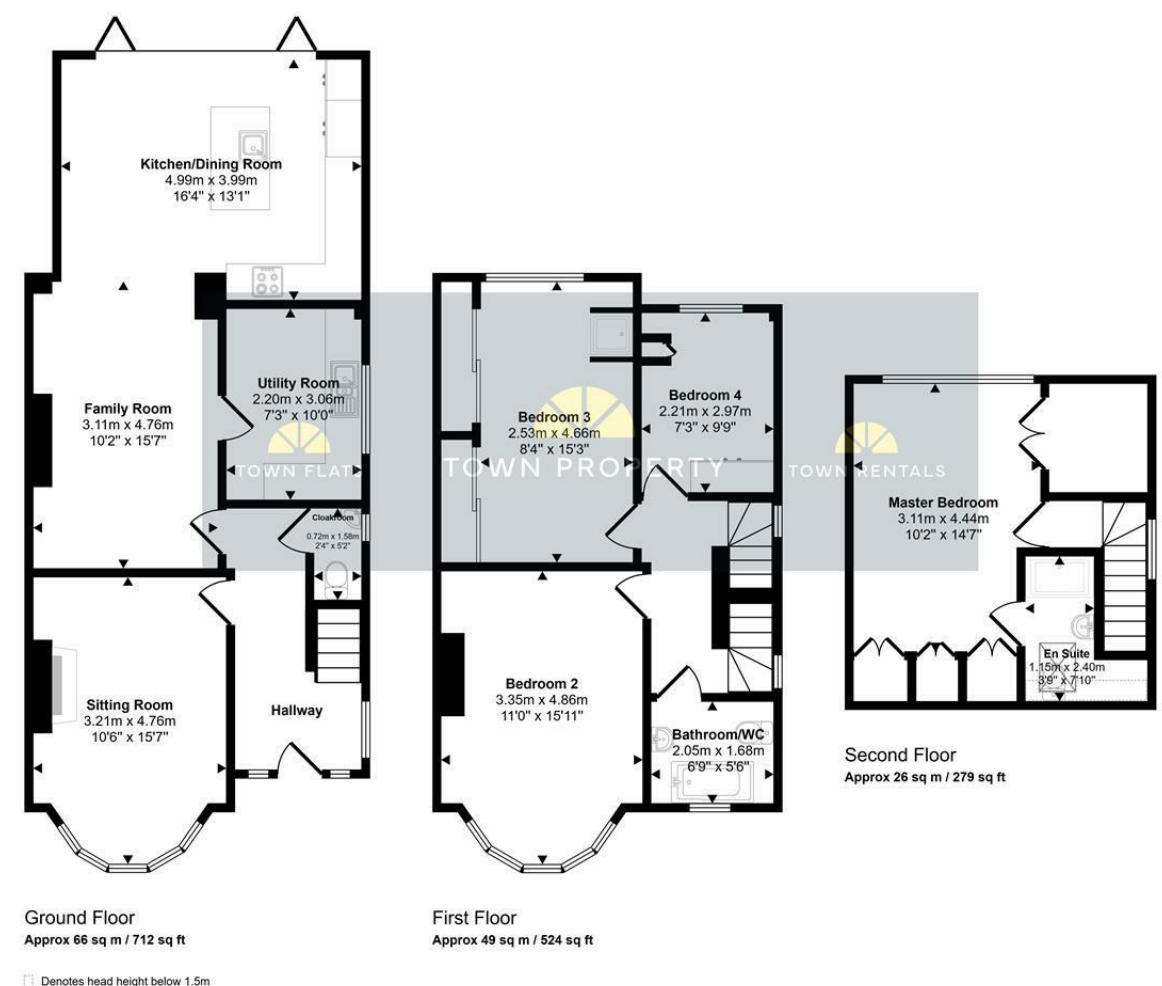
The lawned and patio rear garden enjoys a pleasant Westerly aspect and extends to approximately 70' in length.

Parking

Off street parking to the front provides off street parking for two vehicles.

COUNCIL TAX BAND = C

Approx Gross Internal Area
141 sq m / 1515 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.